

## \$225,000 - 411 65 Gervais Road, St. Albert

MLS® #E4457712

**\$225,000**

1 Bedroom, 0.50 Bathroom, 996 sqft

Condo / Townhouse on 0.00 Acres

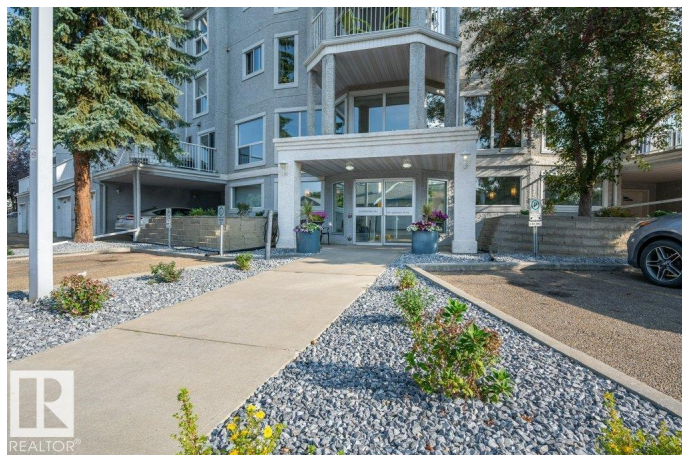
Grandin, St. Albert, AB

Better than new, welcome to this immaculate 4th floor 1 bedroom plus a den condo! Spotless and move in ready, this could be your new home! Newer upgraded vinyl plank and paint makes this spacious condo like new. It features a large livingroom with high ceilings along with a soaring vaulted ceiling to add to the beauty of this room. With loads of natural light flowing throughout, enjoy the direct access to a spacious balcony which has a lovely views to the south. Enjoy the gas fireplace in the winter and a/c in the summer. Plenty of space in the separate dining room which is located just off the well laid out kitchen. To end your busy day, relax in the jacuzzi tub. **PARKING:** Single car **GARAGE** and also 1 assigned outdoor **STALL**

Built in 1994

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457712  |
| Price          | \$225,000 |
| Bedrooms       | 1         |
| Bathrooms      | 0.50      |
| Half Baths     | 1         |
| Square Footage | 996       |
| Acres          | 0.00      |
| Year Built     | 1994      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 411 65 Gervais Road |
| Area        | St. Albert          |
| Subdivision | Grandin             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 6H6             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Exterior Walls- 2"x6", Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Television Connection |
| Parking Spaces | 2   |
| Parking        | Single Garage Detached  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplaces   | Heatilator/Fan  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Public Transportation, Shopping Nearby, View City |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 24              |
| Condo Fee      | \$652                |

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Listing information last updated on September 16th, 2025 at 7:32am MDT